BUILDING WHEELS **BEGIN TURNING HERE**

Construction Boom Definitely Started by Tax Exemption;

questionnaire issued to all departments the building construction industry, adduced therefrom is that New York has definitely started upon the most

by reports from financial of architects, almost any of whom now especially in Brooklyn, from one to half a dozen habitation building

is while he is practically the only mar-ket possibility for the building material manufacturer and distributer. The in-vestment building syndicate of apart-ment house builders, commonly called speculative builders, senses the same agency. The tax exemption ordina has put cheap apartment house tenement house sites back upon market with a suddenness that is 161 West Forty-ninth street.

woiding the rush for building material supply early this summer he may find timself bidding again for deliveries, as so was forced to do in 1920, instead of bidding for materials themselves. If he goes ahead now he may find a somewhat ragged market which will tempt him to wait a little longer for still lower prices, but the fact that steel and certain other commodities, such as cement, within ten prices, but the fact that stoel and certain other commodities, such as cement, for instance, which is now within ten cents of the price the Government itself fixed by its war boards, while lead and lumbers of certain kinds, which are now within 10 per cent. of pre-war wholesale levels, and others have definitely given guarantees in some instances against further price decline, all combine to make even the most conall combine to make even the most con-servative investor realize that with the tax exemption ordinance benefits ex-piring under normal conditions a year from next month there is no profit in following the phantom of waiting for further general price drops in building commodities.

Moreover, there is the danger that ose who do proceed with housing enprises in contemplation this year will
usurp the habitation space market a
rar hence as to reduce the known deund for housing accommodation to

mand for housing accommodation to the former status of conjecture.

Housing projects started this year will stand little chance of being ready for the leasing market before spring or autumn of 1822. By that time the factors of foreign demand and railroad requirement will put the prospective american home builder in competition with large quantity buyers at home and the speculative builders in Cuba, Porto Rico, South America and possibly in Burope. The present rate of exchange will not always remain inequitable, so the building financier is counseiling the prospective builder against further detay in the face of the existing tax exemption law. Burope. The present rate of exchange will not always remain inequitable, so the building financier is counselling the prospective builder against further delay in the face of the existing tax exemption law.

Many Leases in Printers' Building.

Leasing activities continue in the vicinity of Eighth avenue and Thirty-third to Thirty-fourth street, as is evidenced by the rapidity with which space in the Printing Crafts Building at 461 Eighth avenue is renting. Since the building was taken over by Cross & Brown Company a few months ago thirty new tenants have been placed in this building. Among them are Gabriel H. Hyman. Vitamon Corporation, Leworth & Culbertson, Defender Photo Supply Company, Lindsay Association of Artists, C. J. Oliphant, Loud Speaking Telephone Corporation, Dunbar Pattern Company, Gem Fountain Corporation, Prince & Ripley, through their White Platns office, sold for William Leib his stucco residence, with large plot of

Mortgage 74th St. Property.

L. Romaine Brown Company placed a mortgage of \$115,000 on the Electus D. Litchfield property at Seventy-fourth street and Park avenue,

In the Dwelling Market.

Alfred M. Ray purchased 60 West Forty-eighth street, a four story dwelling, to be altered for business. Paul D. Saxe was the broker.

Bidney L. Warsawer sold for the Sineval Realties Corporation the three story dwelling, 16.3x100.11, at 314 West 115th attreet. This sale marks ten houses in a row sold through the same broker in the last few months.

Company is arranging a mortgage on the nine story apartment house, 100x100, to be built at 110-120 West Fifty-afth street. William Henry Barman & Co. loaned \$225.000 to Chelsea-Moore Company for construction of a four story garage, with stores, 205x101.5, on the north side of Twenty-third street, 225 feet west of Eleventh avenue.

Tankoos, Smith & Co. and Henry

Multi-Family Houses Sold.

for Mrs. Dina Beinhauer the five sto single fiat, with store, 20x30, at 339 Thi avenue to E. Linck.

Slawson & Hobbs sold for J. J. Wilson Joseph B. Scutti, 507-509 West 138t D. A. Trotta sold for Julia Burger 260 East 194th street, 45x81x irregular

a five story apartment house.

Started by Tax Exemption;
Late Realty News.

Keiner & Co., Inc., of Boston, leased from the Newark Paving Company the fro

MISCELLANEOUS LEASES.

Christopher Volzing & Son, Inc., leased to Martin Seedorf the three story building, 25x102, at 132 Sixth avenue,

Pease & Elliman leased from plans the fourteenth floor in the building on the west side of Seventh avenue from Twenty-seventh to Twenty-sejath street to the Federal Board of Vocational Educa-; also offices in the Knickerbocker-ty-second Street Building to Dr. R. T.

to half a dozen habitation building projects of all kinds and sizes, whereas ten weeks ago it was almost impossible to find a habitation building scheduled to go ahead at the earliest possible moment.

Zero Days in Building Are Gone.

In Manhattan epochal apartment house projects are likely to be forced to early action. Bronx and Queens likewise give ample evidence that the zero days of the building industry have gone.

Stalwart minds among architects, entineers and building contractors and material supply men, who have demonstrated that they are panic proof in the hours of the building industry's greatest trial, with startling unanimity say that the definite point at which the building industry turned from constranation to confidence is marked by the statement of Judge Elbert H. Gary of the United States Steel Corporation declaring for price stability when the cost of production is dangerously meared.

But the speculative builders point to another cause. They fear a price trap. The small building material purchaser, he who will be in the building sundard market this year for the first and probably the only time in his life is being told by his banking condant that his best chance to get into the market and build commeratively dear.

ninth street; also to M. O'Reilly, a store in 29 West Thirty-seventh street; also to Agrofick & Rose, electricians, space in 106 West Fortleth street.
Pease & Elliman leased apartments as follows: In 247 Fifth avenue to H. E. Montgomery; in 130 West Fifty-seventh street to Count Dru; in 120 East Eighty-second street to Dr. E. F. Walsh; in 30 West Fifty-ninth street to Dr. M. I. Schamberg.

The speculative builder believes that is taggering.

The speculative builder believes that is he waits for the sole purpose of twoiding the rush for building material pupply early this summer he may find dimed building again for deliveries and leaves Cornel and Gem Petticoat and Resear Cornel and Gem Petticoat and Ge

Henry L. Nielsen sold the dwelling at 498 Third street for Joseph Gargulo; the two family frame dwelling 338 Elev-enth street for B. Cohen and leased for five years the upper floors in 9-11

for the T. & M. Realty Company, Inc.

M. James Hughes at Port Richmond.

The Scardale Estates, Robert E. Farley president, sold a plot of over 1½
acres in the Murray Hill section of
Scarsdale, N. Y. to Mr. Wilfred J.
Denna.

Prince & Ripley through their White

Denna.

Prince & Ripley, through their White Plains office, sold for William Leib his stucco residence, with large plot of ground, located in Howard avenue, in the Prospect Hill section of White Plains, to W. S. Rockey.

REALTY JOTTINGS.

The New York Title and Mortgage Company is arranging a mortgage on

Tankoos, Smith & Co. and Henry Shapiro & Co. negotiated the resale for the Schuite Realty Company of the two five story buildings at 1520-1522 Third

Multi-Family Houses Sold.

Pease & Elliman sold for Mrs. A.
Bacharach and others to a client of
Walter Hearn the five story, twentytwo foot tenement at 24 First avenue,
between Twentieth and Twenty-first
streets.

Adolph Weiss resold to A. Dalles the
five story flat at 167 St. Nicholas avenue, 23x97.

Shaw, Rockwell & Sandford sold for
Agnes Stewart 1446 Park avenue,
southwest corner of 107th street, a
five story triple tenement with stores,
25x75.11, to Philip Samuelson, who occupies the corner store.

Henry S. Kirschner and the Sherman
Brokerage Company sold to Clara and
Anna Reanikoff the five story fist.
25x100, at 74 East 118th street.

Benry J. Heldenis sold to Willard
Vanorum the three and four story tenmente at 16 Christopher street, 21x55.3,
through to 18 Gty street.

The street is the buyer of the five story fist.
Carence E. Broun, formerly with
John Reis Co, of Brooklyn, has formed
the Clarence E. Broun, Inc., with offless at 1208 Poster ayenue.

Business Troubles

(CONTINUED FROM PAGE 15.) PETITIONS IN BANKRUPTCY. DRESS CO., INC. — Involuntary, the Arrow Dress Company, Inc., 31 West Thirty-first street, in of three creditors. Petitioning rs and amounts claimed are R. ina., \$560 R. Beck, \$250; Lawrence \$847. Silver & Moskowitz, attor-

REGINALD A. FLETCHER-Involuntary, by Reginald A. Fletcher, newspaper business, 880 West 181st street, who places his lia-bilities at \$3,815, all unsecured claims, and no assets. Abraham H. Goodman, attorney

filed Saturday in the United States District Court:
COURT:
CHARLES MARKOWITZ, dry goods, 1435
Boston road, The Bronx, Liabilities \$5,803, all unsecured claims, and assets \$1,727, of which \$1,500 is stock in trade and \$1,00 machinery, tools, &c. Kamen & Osterias, attorneys for the bankrupt.
TIP TOP WAIST AND DRESS CO, and DAILY WAIST CO.—Schedules of Irving H. Joseph and Albert Storch and Nathan Pickel, trading as Tip Top Waist and Dress Company and Daily Waist Company, waists, 55 West Thirty-second street, show liabilities of \$225,427, of which \$190,502 are unsecured claims and \$43,825 secured claims, and assets of \$38,284, of which \$18,000 is stock in trade, \$2,500 machinery, tools, &c., and \$15,000 due in open accounts. Lester B. Freedman, attorney for the bankrupts.

the bankrupts.

KENNEDY PAPER MILLS, INC., against whom a petition was filed February 8, 1921. Liabilities \$32,817, of which \$30,757 are unsecured claims and \$2,000 secured claims, and assets of \$35,780, of which \$35,000 is real estate and \$1,280 stock in

claims, and assets of \$30,000 stock in \$3,000 28 East Discussion of trade. Standard of tr the bankrupts.

Leight, attorney for the bankrupts.

11:40—Av. A and 830 s., John Hatterman.

John Hatterman.

Slight p. M. 3:20—14 Rutgers place: Mr. Erger....None 6:20—126 East 169th st.; vacant lot;...None sounts.

MONEY TO LOAN AND WANTED

akrupts.
OY COMEDIES, INC., manufacturers moving pictures, 1600 Broadway. Liaties \$4,179, of which \$2,717 are unsered claims and \$1,392 wages, and assets \$625, of which \$355 is cash on hand and aronarty in reversion, remainder, trust,

RECEIVERS IN BANKRUPTCY.

insurance prokers, 21 William st., with a bond of \$500. INC.—Thomas H. Matters, Jr., temporary receiver for the Arrow Dress Company, Inc., dresses, 33 West Thirty-first street, with a bond of \$7,500. \$7,500. HERNANDEZ, ROBINSON & CO., INC.— E. Bright Wilson temporary receiver for Hernandez, Robinson & Co., Inc., exporters of machinery, 29 Broadway, with a bond of \$7,500.

The following judgments were fill first name being that of the debtor:
ALLIEGRO CONSTRUCTION CO., INC.-F. W. Dodge Co...... ATLANTIC SCHUB CORP.-Clark ALLEN, Anna L.-Weisenbach & Kay, Inc.

BETANCOURT, Mario-J. S. Brown
BRAUN, Samuel M.—Continental BROOKLYN TRANSACTIONS.

J. Lacov leased from plans a floer in the southeast corner of Avenue J and East Thirteenth street for ten years at a rental of \$20,000.

Henry L. Nielsen sold the dwelling at 498 Third street for Joseph Gargulo; the two family frame dwelling 338 Eleventh street for B. Cohen and leased the two family frame dwelling 338 Eleventh street for B. Cohen and leased the two family frame dwelling 338 Eleventh street for B. Cohen and leased the two family frame dwelling 338 Eleventh street for B. Cohen and leased the following th or five years the upper floors in 9-11
Myrtie avenue.

DEALS IN OTHER BOROUGHS.

Wm. D. Bloodgood & Co., Inc., sold for the T. & M. Realty Company, Inc.

MARKIN, Benjamin M.—J. Rodin et al. ...
JOSEIH A. OMERO PRESS, INC. and Joseph A. Omero-E. Falco. JOHN HUNTER CORP.—Percival K. KLANG, Molle, adm'x.—A. Gronish LAGEN, Marc—E. Fogg. ...
MELHOSE SHIRT CO.—W. J. MELHOSE SHIRT CO.—W. J.

The first name is that of the debt BYRNES, Richard—M. Meyer. BERNSTEIN, Raiph and Esther— Timpson Live Poultry Co., Inc.. COHEN, Nathan—P. Rattner.... GCLDMAN, Joseph—Bloom Bros. & GRANIK, Charles and Minnte-L. SUBURBAN TRANSACTIONS.

The Scardale Estates, Robert E. Far
Co., Inc.

GRANIK, Charles and Minute-L.
Yablowsky
GALIANI, Antonio, and Sisto Lamari-M, E. Riley.

KLEINMAN, Meyer-Bloom Bros. &
Co., Inc.

> SATISFIED JUDGMENTS. MANHATTAN.

188.20

P. K. Mason; Feb. 5, 1921.

DOOLAN, Thomas H.—A. Geiger;
Feb. 19, 1921.

GACOS, Kaithis, and Michael C.

Koutis—People, &c.; June 2, 1920.

(vacated)



will do well to follow the Suburban Real Estate advertisements every day in THE NEW YORK HER-ALD. Now is the time

to select a home for

the spring.

SHIPPING NEWS

Oceano (Ital), Gibraltar; Gittburg Cocano (Ital), Gibraltar; Gittid (Nor), Cristobal.

ied 4th, stre Virginia Bridge, Now Or: Norfolk, Portland, Me; Walter D

s, New England; Ontario, Boston.

led 5th, ster Bar Harber, Cuba; Glour, Boston: Pequot, Galveston: Sidlaw

to (Br), Dunkirk: Attaualita (Ital);
; Tofuku Maru (Jap), from New York

Grisbane, Sydney, &c.

led 6th, strs Galila (Dan), Port ArNorman Monarch (Br), Liverpeol;

armo (Ital), Gibraltar: Muskegon, —

RT ARTHUR, Tex, March 4—Arrived,

Orneborg (Dan), Copenhagen; Golas,

Southampton: Gulfstream, Philadelzehr William Melbourne (Br), do
cived 6th, strs Camden, Tampleo; GulfJacksonville. stre Gulf Queen, Bayonne; Chas PORT TAMPA, Fis, March 5—Arrived, M Guffer, Tampie, Pa. March 5—Arrived, PHILADELPHIA, Pa. March 5—Arrived, tirs Chickasaw, Hamburg; Bacel, New Fork; El Capitan, Cuba; Mary Luckenbach, San Francisco; Julia Luckenbach, Boston; Marica, New York; Vacuum, Tampico, Arrived 6th, strs Seattle Spirit, Hamburg and Southampton; Bayonne, New York; Katrina Luckenbach, do; Kasinga (Br), Leith; Sunewo, Matanzas, &c; J W Van Dyke, New York; Katrina Luckenbach, do; Kasinga (Br), Leith; Sunewo, Matanzas, &c; J W Van Dyke,

Port Lobos:

Port Lobos:

Str. Str. Str. Str. Dyte.

Port Lobos:

Port nis, Bizerta.

PORTLAND, Me, March 6-Arrived, str Matoa, Norfolk.
Salled Sth, etra Oceania (Ital), Gibraltar;
Felk Taussis, do.
PORTSMOUTH, NH. March 4—Sailed, schrs
Northchilf (Br), —; Frederick J Lovatt, SAN FRANCISCO, Cal. March 5-Sailed, strs Venezuela, Hong Kong; Watruna, Syd-STR Venezuoa, Rolle Andre Carlos, Str. ANDREWS, Fla, March 5—Arrived, schr Rebecca R Douglas, Tampa.
SAVANNAH, Ga, March 6—Arrived, str. Chy of Montsonery, New Act.
TAMPA, Fla, Mand saled for Mobile).
Saled Gh, are Truxillo, New Orleans;
Beatrice, Boca Grande.

Fire Record

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.

MORTGAGE MONEY SLAWSON & HOBBS

CITY REAL ESTATE.

David Stewart. EDWARD J. HOGAN,

Above 59th St .- 5th Av. to North Elver.

For Quick Buyer.

Attractive, cheerful American base louse, 19 ft. wide; splendid condition; nediate possession; West 90's. Price BROWN, WHEELOCK CO., Inc.,

OPERATORS

A choice Broadway plot, 100x250; through block to adjoining street; suitable for theatre or apartments. Will divide. Easy terms.

Broadway REMCO 99th Street

Borough of Queens-Sale or Rent.

Great House Bargain

PHONE HOLLIS 6515. REAL ESTATE-OUT OF CITY.

Long Island-Sale or Rent. DESIRABLE TRACT FOR AT SANDS POINT, L. I.

70 ACRES Very reasonable price and terms. Want offer. S. Osgood Pell & Co. 71 W. 44th St., N. Y. Westchester-Sale or Rent-

Fieldston
RIVERDALE-ON-HUDSON.
New York City's most accessible suburb.
GEORGE HOWE, 527 Fifth Ave. N. Y. C. New Jersey-Sale or Rent.

SUMMIT Houses, Farms, Estates. Thomas son Co., 21 Maple St. Tel. 1319. BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive.

Overlooking City Hall Park Unusually Desirable

OFFICE SPACE Immediate Possession IN UNITS OF 350 UP TO 4,500 SQUARE FEET

Exceptionally Light Convenient to All Transit Centres

Stewart Building

(Modernized-Up to date) 280 BROADWAY

YOUR OWN BROKER

Publish we among the nations and publish and set up a standard; publish and conceal not.—Jer. 50:2. SAINT DENIS OFFICES

BROADWAY at 11 STREET SROADWAY of He SIMLE!
Usparalleled Transit Facilities.
No Manufacturing.
A Dignified Modern Office Building. Single Offices from \$30 up. Also several suites of 3, 4, 5, 7 and 8 rooms. All Exceptionally Light Airy. Several wonderfully Light Large Executive Offices.
Renting Agent on Premises.
(All Brokers Protected.)
Open for Inspection.
Immediate Possession or May 1.
Stuyvement 6943.

41 SOUTH ST., N. Y. CITY Stories and Basement Loft Building, LOUIS MARTIN, 44 South St.

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive). East River to North River.

BUSINESS PLACES TO LET. Above 14th St. to 59th St. (Inclusive)

GOTHAM NATIONAL BANK BUILDING BROADWAY AND COLUMBUS CIRCLE





NEW **LARIMORE** BUILDING

Just Of 5th Ave. 15-17 West 46th St.

A High Class Modern Fireproof Office and Store Building.

Ready for Occupancy

and basement; unusually good light. STORE - with mezzanine FLOORS-2000 sq. ft. each; well lighted for offices or

Very Moderate Rentals Apply Premises. Tel. Bryant 1923

Or Your Own Broker

ASHLAND BUILDING

315 4th Av., southeast corner 24th St. 20 story office and loft building

16th floor corner unit of 3,927 feet ... \$9,000 Room 1802-1803-2,100 sq. ft....\$5,000

MAX N. NATANSON 170 Broadway Cortlandt 7637 Mad. Sq. 3412

From Sattery to 14th St., Inclusive. LOFTS - TO LET EACH LOFT ABOUT 4,400 SQ. FT.
83,300
Exceptionally light and airy; pasenger and freight elevator; good dituding facilities; steam heat.

GOLO SLIPPER COMPANY

BUSINESS PLACES TO LET.

Above 14th St. to 59th St. (Inclusive East River to North River.

PENN. TERMINAL BLDG.

OFFICES FLOORS Salesrooms STORES

REGENT REALTY CO. AGENT ON PREMISES

BEAUTIFUL STORE FOR RENT TWO LARGE SHOW WINDOWS 1,600 SQUARE FEET 4½ YEARS' LEASE

Hotel Algonquin Annex, FACTORY

5 story and basement brick building
303 East 20th Street, \$2,700.
Possession May 1st. Sultable for
Laundry, caudy mfg. or storage.

Adway REMCO 99th St. Broadway REIVICE PHONE 1300 RIVERSIDE. LOFTS—STORES—LOFTS LOUIS SCHRAG, 142 West 23d St

BROADWAY CORNER STORES, LOFTS, BUILDINGS, Midtown Section. AMES & COMPANY, 26 West 31st.

there 50th St. 5th Av. to North River.

OFFICES ON B'WAY 600 to 1200 sq. ft. SCHOONMAKER & JACOD

APARTMENTS - UNFURNISHED.

6 ROOMS & 3 BATHS Specially Designed Italian

Living Room
Living Room
Ereplace, 20 ft, x 30, Din-136 WEST 75TH STREET

CITY REAL ESTATE.

From Battery to 14th St., Inclusive. NO. 153 WATTS ST., between West and Washington sts., near vehicular tunnel to Jersey; small three story building; possession April. Owner, SAMUEL KILPATRICK, 149 Broadway. httpATRICK, 149 Broadway.

No. 394 WATER ST.,
between Cilver st. and Catharine slip, three story brick building, \$6,500. SAMUEL KIL-PATRICK, 149 Broadway. Tel. Cort. 3408.

PRIVATE house, 3d st., near 2d av. CHAS.
BOHLEN, 321 3d av.

Above 14th St. to 59th St. (Inclusive). East River to North River.

DOWNTOWN ROOMING HOUSES.
Good location; lower West Side: 4 story,
14 rooms; possession May I; bargain at
317,500 each; very easy terms. Telephone
Cortlandt 3403.

Above 59th St .- 5th Av. to East River. 8TH AV., 118 St.—Two desirable apartment houses, with two stores each; electric light in the halls, and property in elegant condition; no heat; rents \$5,100 each; expenses \$2,400 each; price \$80,000 each; expenses H. T. WOOD, 220 BROADWAY.

A REAL HOME.

Owner leaving town would sell to responsible party his home of 10 rooms, perfect in every way, on a plot 63100, with garage; one of the best built in Flatbush; asking \$18,500, worth more; may sell for less; seen by appointment only. HENRY L. NIELSEN OFFICES, 1417 Flatbush av. Mansified 3300.

BRIGHTON Line, Kings Highway station: palatial detached residence, 40x100; doubte garage; 8 rooms and balineom. 2 titled baths, titled kitchen, built in tiled shower, electricity, steam, parquet, instantaneous water heater; sale or rent. Owner, 3 East 14th. Phone Stuy-esant 0753.

BEAUTIFUL four story dwelling on Park place; every improvement; will sell completely furnished if desired; terms. E. A. SNYDER, 49 Wall at. Hanover 7568.

PLATHUSH.—Two family bargain, 86,230.

11 rooms. AMEREFORT PARK BEALTY CO. 1674 Flatbush av., corner av. 1. Midmond 1200.

PIERRIEPONT ST., 24.—For sale, reasonable, on the Heights, 5 minutes from Wall st., elegant three story dwelling and extension dining room. J. P. ZEREGA. Phone Main 5020.

REFINED NEIGHBORHOOD.

Beautiful house, 11 rooms, 2 baths; plot 50x100; every modern conveniences; owner going abroad, asks \$21,500; seen by appointment only. HENRY L. NIELSEN OFFICES, 1477 Flatbush av. Mansifield 3306.

3. 2D ET.—Near Berry st., 3 story and base.

REFINED NEIGHBORHOOD.

Beautiful house, 11 rooms, 2 baths; plot 50x100; every modern convenience; owner going abroad; asks \$21,500; seen by appointment only. HENRY L. NIELBEN OFFICES, 1477 Flatbush av. Mansfield 3399.

8. 4D 87.—Near Berry st., 3 story and basement brick and brownstone; occupied by 3 families; bargain, \$9,000. Phone Greenpoint 2472.

REAL ESTATE-OUT OF CITY.

Will sell my bome, 8 rooms, all improve-ments, steam heat; corner; hardwood floors, mas, electricity; close to station; coal in cellar; choice neighborhood; price \$7,800, MRS, NOLAN, 161 Cleveland av., Mineola. Westchester-Sale or Rent.

FOR sale at Mount Vernon, 109-111 N. Terrace av.—Two three family brick apartment houses, swell front, all improvements, four apartments, 6 rooms each; two apartments, five rooms each; one apartments.

REAL ESTATE—OUT OF CITY.

New York State-Sale or Rent.

LARGE SUMMER BOARDING HOUSE. partly furnished; high elevation, fine view;
miles from depot, 10 miles from Poughcepsie; berries and small fruits of all kinds;
10 acros of land; plenty of outbuildings, fine
arriage house and big barns; everything in
good condition; price \$12,000.

L. T. DAVIS,
292 Church st., Poughkeepsie, N. Y.

PORTY ACRES, 35 miles from New York city, 9 acres valuable stone quarry, the reat wood, bringing good price in market. Address M. BOLEN, 57 Atlantic st., Jersey FARMS, tracts, lakes, dwellings for sale EDWARD J. CAHILL, Boonton, N. J. PROFERTIES at Mountain Lakes and Boonton, N. J. TENAFLY,—Magnificent moders nine room cottage in best section; close station; \$10,000; photographs. HOVER, 212 Broadway, New York.

BUSINESS PLACES TO LET.

From Battery to 14th St., Inclusive. BOWERY, 259.-Two lofts, 25x100; all light CAMPBELL, 354 Bowery.

DOWNTOWN OR UPTOWN SPACE.
Desk room, \$20; private office, \$30 and up;
also mail privilege, \$5 monthly; telephone
attendant; excellent service; no lease required. For uptown, 59 Fourth av. (opposite
Wanamaker's). For downtown, 296 Broadway. Phone 260 Worth.

DESIRABLE office space, about 225 sq. ft.,
or desk room. John st., near William.
Phone Beekman 2188. DESK ROOM, Broadway, near Fulton sub-way station; rent \$30; state business. A 801 Herald, Fulton st.

Herald, Fulton st.

Fireproof building, 31 Fast 10th st., near Broadway, second floor, 44x04; 2 elevators; immediate possession. WM. D. KILPATRICK, owner, 149 Broadway. Cortlandt 3403.

487 Broadway, corner Broome st.; 5 light offices, 200 sq. ft. up. Apply at building or F. J. Guilfoyle & Co., 165 Broadway. Tel. Cortlandt 7475.

Above 14th St. to 59th St. (Inclusive). East River to North River.

TTRACTIVE room, 41 West 21st st., manufacturing allowed. SHARUM, 170 B'wa. TTRACTIVE lofts, 20,000 feet, 40x140, 207 209 E. 40th. 2754 Academy, owner. 209 B. 49th. 2754 Academy, owner.
FOR Rent-Very destrable small private office, with telephone service. Apply room
1410, 31 Union Square.

IMMEDIATE POSSESSION.
Four large, light lofts, 60x90; steam heat, high cellings, elevator; best section of New York; reasonable rent; long lease.
THE MAINTENANCE CO., INC.,
449-453 WEST 42D STREET.

SEVERAL SMALL UNITS,
300 to 1,000 sq. ft. of office space.
Available May 1,
in the Marbridge Bullding,
BROADWAY AT 34TH ST.
uire office of building, room 1143,
Phone 772 Fitz Roy.

Frone 772 Fitz Roy.

SUITE of four offices and outer office, fully
partitioned, in Grand Central section, may
partitioned in Grand Central section, may
releptione Vanderbill 7256. Above 59th St .- 5th Av. to East River.

LOFTS-Possession; 133 W. 24th, 25x110; 13 W. 20th, 56x92; 128 Bleecker st., 25x100; 21 White st., 55x100. OWNER, 2722 Longacre. OFFICES, LOFTS, WAREHOUSES, SHOW-ROOMS; ALL SECTIONS, J. CLARENCE DAVIES, 32 NASSAU ST.; JOHN 1171. 51 EAST 42D ST.; VANDERBILT 9176.

STORES (2), 1900 Lexington av.—Can alterinto 1; steam heat; manufacturing or other business. Phone Longacre 1266.

Borough of Brooklyn.

FOR LEASE—BROOKLYN.

Central receiving and distributing point;
passenger and freight traffic by two subways, three ferries and bridge; 15 minutes
to Wall st. and Manhattan City Hall.

THREE STORY BRICK WAREHOUSE ON
WATERFRONT AND R. R., 12 blocks south
of Brooklyn Bridge, 8 blocks to Brooklyn
Borough Hall, 8 blocks to Suth Ferry; 225
ths, floor load; 22,000 sq. ft. at 50 cents.

TWO STORY WAREHOUSE ON WATER-10s. noor load; 22,000 sq. ft. at 50 cents. TWO STORY WAREHOUSE ON WATER FRONT AND R. R., 1092200; 40,000 sq. ft. 250 lbs. floor load; 318,000 per year. TWO STORY BRICK, 117x125; 8 blocks to Brooklyn Borough Hall, 3 blocks to South Ferry; convertible to factory; 38c, per sq. ft.

Apply to JULIUS HARDER, 120 West 32d st., Manhattan, Telephone Watkins 4652.

STORE to rent heart of Bridgeport, five months; good for all lines of sales or auc-tion business. S. REICH, 1188 Main st., Bridgeport, Conn.

APARTMENTS-FURNISHED.

overlooking beautiful Central Park—on Cen-tral Park West from 74th to 75th st.; newly decorated apartments of 2, 3 or 5 rooms and bath; furnished or unfurnished; hotel ser-vice, restaurants, homelike meals, perfect service. Telephone Columbus 6700.

AM desirons of finding tenant used to nice things for furnished house, 10 rooms, 3 baths. Telephone any day bet, noon and 3 P. M., 7372 Watkins. BEAUTIFUL corner, 2 rooms, bath, over-looking Central Park; gentleman. Phone Columbus 9361.

TO sublet, in the Grosvenor, 10th st. and 5th av., two large rooms and bath; \$200 per month; completely furnished. DOUGLAS. GIBBONS & CO., 6 E. 45th st. Vander-bilt 628.

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Room and bath, furnished, unfurnished, sublet October I. Apt. 528. Schuyler 2676.

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phone: reasonable rental; excellent transif-facilities.

108TH, 228-228 West.—Nicely furnished five room apartment to sublet. Call 10 A. M. to 4 P. M., Apartment 6.

157TH ST, (facing Broadway).—Newly fur-nished 6 room apartment; a bargain; must lake furniture to get lease. D 156 Herald. Herald St., W.—Elegantly furnished apart-ment, 4 rooms, 1 room unfurnished; ele-vator, telephone service; references positive-parties.

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15 EAST 48TH.

Two rooms and bath; valet, mald service. Restaurant Crillion. Apply superintendent. 15TH ST., 153 West.—Two and three room suites; also floors; especially adapted for bachelors; seen daily after 12 noon.

25TH. 246 W.—Four rooms, bath, steam heat, electric light, parquet flooring and all improvements; telephene service.

30TH ST., 6 and 8 East. Two rooms and bath; modern apartment.

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57TH, 319 Enst.—Seven rooms and bath, all improvements; \$100 month. 62 W. 48th-Very attractive, sunny rooms, with bath; good service; reasonable.

Above 59th St .- 5th Av. to East River

FIVE ROOMS AND BATH, \$75 TO \$105. In the co-operative plan elevator apartment houses, Nos. 17 and 19 East 35th st., near 6th av., in the social centre; cash investment, \$2,300 to \$5,000, which includes cost or atook ownership, renovation and decorating: living room 26 feet long, closets 538 and 335 eet; unique, equitable, money saving co-operative plan. WILLIAM CRUIKSHANK'S SONS, agents, 85 Liberty at. ons, agents, 85 Liberty st.

THREE ROOMS AND BATH, \$50, on 1st floor in the cooperative plan elevator partment house, No. 17 EAST 95TH 8T, ear 5th av., in the social centre; cash incatment \$1,290; the rental value of this 3 com apartment being \$100, the investment seaved in two years. WILLIAM CRUIK-HANK'S SONS, 85 Liberty st.

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from April 1. Agent on premises. Above 59th St .- 5th Av. to North River.

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27 W. 81st St.—Elegant three large rooms, bath and kitchenette, facing Manhattan Square Park; elevator and door service, whole floor apartments in private bouse; steam heat, electric light; call any time. 71ST ST., 346 W.—8 immerse rooms, 2 bath-rooms; elevator; immediate possession. TRIBELHORN. 100TH ST. (2647 Broadway)—Six and 7 room and bath; also studio apartments of 1 and 2 rooms and bath, open fireplace, all moders appointments. Phone Riverside 2968.

appointments. Phone Riverside 2988.

104TH, 244 West.—Eight newly decorated, cheerful ropms; elevator; exceptional transportation; unoccupied.

122D, 500 W.—Seven large rooms and bath; extra lavatory and toilet; choice elevator corner building; bargain \$135; private family only; immediate possession.

17cTH, 845 East—4 rooms, front, beautiful situation; \$40. Apply superintendent. 182D ST., 452 EAST. High class apartment, five rooms, on main floor, in two family house; good for profes-sional; also garage.

Berough of Brooklyn.

BOROUGH PARK—Five rooms, steam best electricity, \$52. JACKSON, 187 Montague at GRIEENE AV., 456.—Top floor in private house, large kitchen, heat and gas; house with owner, 2 adults only; rent \$50. Apply basement bell.

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ALLERTON HOUSE FOR MEN
provides the social-fility of a club, the convonlence of a hotel at a fraction of the coaof accommodations in a first class hotel; the
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IS NOW READY FOR OCCUPANCY. TH ST., 221 E.—Choice rooms reasonable: select house; all improvements; references. SETH ST., 144 East.—Two front rooms, sufficient for three; light houseleeping, all conveniences; near subway and elevated.

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HOTEL NOMES 650-652 West 125th st.
Rooms with private bath, \$12 weekly; with out, \$5 up; every convenience. Telephone Morningside 646 and 708. residence. Phono 4317 Audubon.
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MAXWELL. MAXWELL.

ST. NICHOLAS AV., 813 (151st).—Up to date furnished room, with or without board; private family. Audubon 7126.

WEST END AV., 512.—Beautifully furnished apartment, 2 rooms, kitchenette and bath; would sell furniture reasonable.

71ST, 342 W.—Large, comfortable room, kitchenette privilege; private family; suffable business couple; \$15 weekly, MITTEN, Columbus 9184.

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857H, 164 West.—Large room with private bath; also small room.

867H ST., 340 West.—Attractive room, adjoining bath; high class apartment; gentleman. Apt. 6 E. Schuyler 3744.

1147H ST., 351 W.—Newly decorated, large light room; refined gentleman; quiet surroundings.

ngat room, Fetnice gentlema, quet available froundings 1957H, 217 West.—Good room, adjoining bath, for one or two; all conveniences; kitchen privileges. VAN, 3166 Academy.

1407H ST., 466 West.—Large room, private; opposite City College; telephone, electricity.

1418T ST., near Riverside.—Large room, near bath, very light; full service; \$50 monthly; references. Audubon 2950, apt. 1A

Borough of Breeklyn. ATTRACTIVE rooms, \$6-89 weekly; conven-

BERKELEY PLACE, 195 (7th and 8th avs.) FLATBUSH.—Attractively furnished, 1 or 2 rooms; refined private family; all conventences; near subway. Midwood 6017. HEIGHTS (255 Hicks st.).—Comfortably fur-maked room; telephone, electricity, other conveniences. HEIGHTS, 40 Sidney place.—Large rooms; electricity, telephone, Main 6478. HERKIMER ST., 95 (near Nostrand av.).— Hall bedroom. Decatur 2892. Hall bedroom. Decatur 2892.

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BOARDERS WANTED. 82D. 124 W. (Graycourt).—Spacious parlors, lounge: steam heat; rooms, single, en suite

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